

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF REDEVELOPER  
APPROVAL OF FINAL PLANS AND SPECIFICATIONS  
AND LICENSE FOR EARLY ENTRY  
IN THE SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State, and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Viviendas Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels 19A-1, 19A-2, 19A-3, 19A-4, 19A-5 and 19A-6 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Viviendas Associates be and hereby is finally designated as Redeveloper of Parcels 19A-1, 19A-2, 19A-3, 19A-4, 19A-5 and 19A-6 in the South End Urban Renewal Area.
2. That it is hereby determined that Viviendas Associates possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.



4. That the Final Working Drawings and Specifications submitted by Viviendas Associates for the development of Parcels 19A-1, 19A-2, 19A-3, 19A-4, 19A-5 and 19A-6 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels 19A-1, 19A-2, 19A-3, 19A-4, 19A-5 and 19A-6 to Viviendas Associates, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)
8. That the Executive Director is hereby authorized to execute a License for Early Entry with Viviendas Associates with regard to Parcels 19A-1, 19A-2, 19A-3, 19A-4, 19A-5 and 19A-6, said License to be in an appropriate form and to provide for the necessary indemnification and insurance.







MEMORANDUM

SEPTEMBER 26, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56  
FINAL DESIGNATION OF REDEVELOPER  
APPROVAL OF FINAL PLANS AND SPECIFICATIONS AND  
LICENSE FOR EARLY ENTRY  
DISPOSITION PARCELS 19A-1, 19A-2, 19A-3, 19A-4, 19A-5, 19A-6

On December 11, 1969, the Authority tentatively designated Emergency Tenants Council as the Redeveloper of a number of parcels in the South End including those parcels now designated by the Authority as Parcels 19A-1, 19A-2, 19A-3, 19A-4, 19A-5 and 19A-6. These six parcels are located within a block of land surrounded by West Brookline Street, Shawmut Avenue, West Dedham Street and Tremont Street.

The Project calls for the construction of one six-story building and ten two and one-half story townhouse structures as well as an open plaza area. A total of 181 units of low-moderate income housing will be constructed. The moderate rise building will contain efficiency, one-bedroom and two-bedroom units, and the townhouses will provide units ranging in size from one to six bedrooms.

On August 15, 1974, the Authority approved the 121A Application of the Emergency Tenants Council for the Formation of Viviendas Associates, a Limited Partnership.

Viviendas Associates has received a firm commitment from the Department of Housing and Urban Development under the Section 236 Program for permanent financing in the amount of \$4,796,500.00. Construction term financing has been obtained from the Massachusetts Housing Finance Agency.

The Final Working Drawings and Specifications have been reviewed by the Urban Design Department of the Authority and have been approved.

Due to escalating construction costs it is also appropriate that the Redeveloper obtain authorization for early entry so that

site preparation and foundation work can commence, if necessary, prior to closing. The Authority will, of course, be properly indemnified.

It is therefore recommended that the Authority finally designate Viviendas Associates as Redeveloper of Disposition Parcels 19A-1, 19A-2, 19A-3, 19A-4, 19A-5 and 19A-6, approve the Final Working Drawings and Specifications, and authorize the Executive Director to execute a License for Early Entry.

An appropriate Resolution is attached.

Attachment